

Economic Development Subcommittee

June 28, 2017

355 East Central Street

Franklin, MA

Room 205

Minutes

Attendance: Andy Bissanti, Peter Padula, Judith Pond Pfeffer, Bob Vallee, Jeff Nutting Town Administrator, Jamie Hellen Deputy Town Administrator.

The Chair called the meeting to order at 6:15 PM.

The Economic Dev Subcommittee met to discuss proposed changes to the Union Street/Cottage Street neighborhood (See attached map). The Town Administrator gave an overview of the housecleaning zoning changes to that section of town and that overall, these changes look to expand the available uses for the parcels.

The Chairman took comments and questions from the committee members.

Mr. Padula MOVED to recommend adding parcel 287-055-000 to the proposed map as Commercial I zoning. Ms. Pfeffer SECONDED. Roll Call: Mr. Bissanti-Yes, Ms. Pond Pfeffer -Yes, Mr. Padula-Yes, Mr. Vallee-Yes. Approved 4-0.

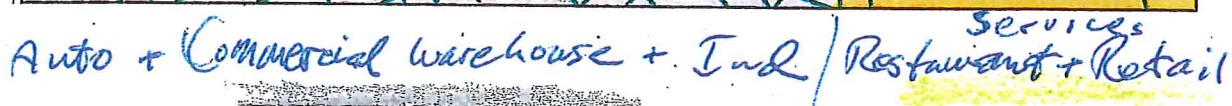
Mr. Padula MOVED to recommend the zoning changes to the full Town Council for their consideration. Ms. Pfeffer SECONDED. Roll Call: Mr. Bissanti-Yes, Ms. Pond Pfeffer -Yes, Mr. Padula-Yes, Mr. Vallee-Yes. Approved 4-0.

Mr. Padula MOVED to adjourn Ms. Pfeffer SECONDED. Roll Call: Mr. Bissanti-Yes, Ms. Pond Pfeffer -Yes, Mr. Padula-Yes, Mr. Vallee-Yes. Approved 4-0.

Subcommittee adjourned at 6:35 PM.

Attached: Map of proposed zoning changes.

# PROPOSED



# ZONING

## 185 Attachment 9

### Town of Franklin

#### SCHEDULE OF LOT, AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS

[Amended 5-20-1998 by Bylaw Amendment 98-357; 5-6-1998 by Bylaw Amendment 98-361; 5-3-2000 by Bylaw Amendment 00-430; 7-11-2001 by Bylaw Amendment 01-468; 12-5-2001 by Bylaw Amendment 01-486; 10-2-2002 by Bylaw Amendment 02-507; 6-11-2003 by Bylaw Amendment 03-511; 3-1-2006 by Bylaw Amendment 05-575; 7-13-2011 by Bylaw Amendment 11-654; 6-19-2013 by Bylaw Amendment 13-717; 10-16-2013 by Bylaw Amendment 13-719; 1-22-2014 by Bylaw Amendment 13-726]

	Area (square feet)	Minimum Lot Dimensions			Minimum Yard Dimensions			Maximum Height of Building		Maximum Impervious Coverage of Existing Upland	
		Continuous Frontage (feet)	Depth (feet)	Lot Width (minimum circle diameter)	Front (feet)	Side (feet)	Rear (feet)	Stories	Feet	Structures	Structures Plus Paving <sup>3</sup>
District					40	40	40	3	35	20	25
Rural Residential I	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20	25
Rural Residential VI	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20 <sup>12</sup>	25 <sup>12</sup>
Residential VII <sup>11</sup>	40,000	200	200	180 <sup>4</sup>	40	40	40	3	35	20	25
Rural Residential II	90,000	150	200	135 <sup>4</sup>	40	35	35	3	35	25	35
Single-Family Residential III	20,000	125	160	112.5	40	25	20	3	35	30	35
Single-Family Residential IV	15,000	100	100	90	30	20	20	3	40	30	35
Single-Family Residential V	10,000	100	100	90	20	30	40	3	35	30	35
General Residential	18,000	100	100	90	20	30	40	3 <sup>9</sup>	40 <sup>9</sup>	80	90
Neighborhood Commercial	5,000	50	50	45	5 <sup>10</sup>	0 <sup>2</sup>	15	3 <sup>6</sup>	40 <sup>6</sup>	90	100
Downtown Commercial	5,000	50	50	45	20 <sup>1</sup>	0 <sup>2</sup>	15	3 <sup>6</sup>	40 <sup>6</sup>	70	80
Commercial I <sup>1</sup>	40,000	175	200	157.5	40	30	30	3	40	70	80
Commercial II	20,000	125	160	112.5	40	20	30	3	40	70	80
Business	40,000	175	200	157.5	40	30 <sup>3</sup>	30 <sup>3</sup>	3 <sup>6</sup>	—	70	80
Industrial	40,000	175	200	157.5	40	30 <sup>3</sup>	30 <sup>3</sup>	3 <sup>6</sup>	40 <sup>3</sup>	70	80
Limited Industrial	40,000	175	200	157.5	40	30 <sup>3</sup>	30 <sup>3</sup>	3 <sup>6</sup>	40 <sup>3</sup>	70	80
Office	40,000	100	100	90	20	30 <sup>3</sup>	30 <sup>3</sup>	3 <sup>6</sup>	40 <sup>3</sup>	70	80

Setbacks: No structure or pole carrying overhead wires shall be put up within 60 feet nor shall a billboard be erected within 100 feet of a right-of-way which is 75 feet or more.

#### NOTES:

- 1 But no new structure shall be required to provide a deeper yard than that existing on that parcel upon adoption of this amendment.
- 2 Increase to 20 feet when abutting a residential district.
- 3 See definition of "upland" in § 185-3, § 185-36, Impervious surfaces, and § 185-40, Water Resource District.



